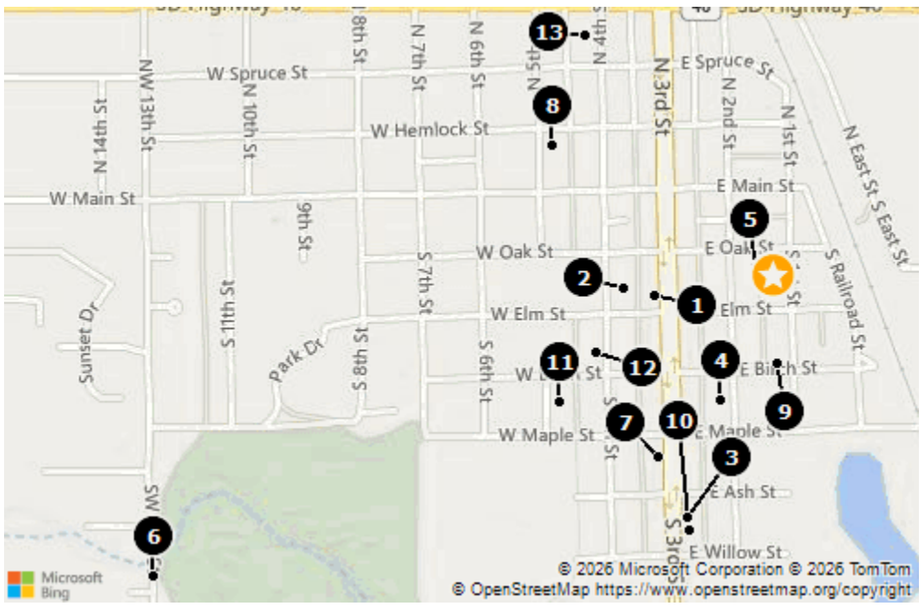
ICE SiteX Report

OrderID: 97524333

SiteX Property Information Report



Subject Property Location

205 S 1ST ST, BERESFORD, SD 57004-2203

County:	**UNION SD**	Census Tract:	461270201.002069
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	02.01.19.1005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$272,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$225,760 - $318,240	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	02612
Assd Land Value:	$27,783	Market Land Value:		Tax Year:	2025
Assd Improvement:	$184,122	Market Improvment Value:		Total Taxable Value:	$2,904
Total Assessed Value:	$211,905	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2-3 Block: 19 District: 02612 Legal Unit: 2

Abbreviated Description:	S1/2 LOT 2 & ALL LOT 3 BLK 19 ORIG BERES CITY
City/Muni/Twp:	BERESFORD

Property Characteristics

Lot Size:	10,500 SF	Bedrooms:	4	Pool:	
Building Area:	2382 SF	Baths:		Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	4	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/07/2026	Sales Price:	N/A
Document #:	260026 BK-PG 176-1425	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	230441 BK-PG 182-91	Loan Type:	FHA
TD Due Date:	01/01/2051	Type Finance:	

Legal Description:

Lot: 2&3 Block: 19 Subdivision: TOWN OF BERESFORD

Prior Transfer

Recording Date:	12/14/2020	Sales Price:	$153,000
Document #:	206004 BK-PG 110 -746	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/10/2020		
Document Type:			

Legal Description:

Lot: 2&3 Block: 19 Subdivision: ORIGINAL CITY OF BERESFORD
Abbreviated Description: SOUTH2 LOT2

ICE SiteX Report

OrderID: 97524333

Prior Transfer

Recording Date:	12/10/2020	Sales Price:	$153,000
Document #:	BK-PG D110 -746	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2-3 Block: 19 District: 02612 Legal Unit: 2
Abbreviated Description: S1/2 LOT 2 & ALL LOT 3 BLK 19 ORIG BERES CITY
City/Muni/Twp: BERESFORD

Prior Transfer

Recording Date:	04/08/2019	Sales Price:	N/A
Document #:	191360 BK-PG 156-0423	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/15/2019	Sales Price:	$134,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/09/2010	Loan Amount:	N/A
Document #:	101657 BK-PG 156-0423	Loan Type:	FHA
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
Lot: 2-3 Block: 19 Subdivision: ORIG BERES CITY
Abbreviated Description: S2 LOT 2

Area Sales Analysis

Total Area Sales	$3,204,000	Median # of Bedrooms	3
Median Lot Size	7,500 SF	Median # of Baths	
Median Living Area	1,248 SF	Median Year Built	1950
Price Range - 2 Yrs	$102,500 to $346,500	Age Range	4 years to 126 years
Median Value	$235,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**209 S 3RD ST** **BERESFORD, SD 57004-2101**	10/23/2025	$310,000	$161	1922	/4/	1918	6,500 SF	
		APN: 02.01.21.1020 Document #: 252450 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8-10 Block: 21 Subdivision: ORIGINAL CITY OF BERESFORD Abbreviated Description: Lot:8-10 Block:21 Subdivision:ORIGINAL CITY OF BERESFORD Abbreviated Description:LOT: SOUTHERLY 1.2 FEET OF LOT 8 City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
2	.18Mi.	**208 S 4TH ST** **BERESFORD, SD 57004-2100**	09/11/2025	$280,000			/4/	2022	7,500 SF	
		APN: 02.01.21.1040 Document #: 252108 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 21 Subdivision: ORIGINAL CITY OF BERESFORD Abbreviated Description: Lot:15 Block:21 Subdivision:ORIGINAL CITY OF BERESFORD City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
3	.3Mi.	**602 S 3RD ST** **BERESFORD, SD 57004-2404**	08/11/2025	$209,000	$141	1472	/2/	1976	15,000 SF	
		APN: 02.03.09.1030 Document #: 256333 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10,11 Block: 9 Subdivision: RICARDS ADDITION Abbreviated Description: Lot:10,11 Block:9 Subdivision:RICARDS ADDITION City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
4	.17Mi.	**405 S 2ND ST** **BERESFORD, SD 57004-2215**	07/30/2025	$280,000	$196	1428	/4/	1910	10,500 SF	
		APN: 02.02.01.1010 Document #: 251714 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3,4 Subdivision: BERGREN AND ERICSON ADDITION Abbreviated Description: Lot:3,4 Subdivision:BERGREN AND ERICSON ADDITION Abbreviated Description:LOT: NORTH HALF (N1/2) OF LOT 4 City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
5	.02Mi.	**205 E OAK ST** **BERESFORD, SD 57004-2227**	07/11/2025	$346,500	$228	1514	/4/	1999	7,625 SF	
		APN: 02.01.19.1030 Document #: 251531 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10-12 Block: 19 Abbreviated Description: Lot:10-12 Block:19 Abbreviated Description:LOT: THE EAST 61 FEET OF LOTS 10, 11 AND 12 & SOUTH 25 FEET OF THE EAST 61 FEET OF LOT 10 City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
6	.19Mi.	**110 E MAPLE ST** **BERESFORD, SD 57004-2222**	07/03/2025	$230,000	$299	768	/2/	1950	3,750 SF	
		APN: 02.02.01.1020 Document #: 251476 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: BERGREN & ERICSON ADDITION Abbreviated Description: Lot:6 Subdivision:BERGREN & ERICSON ADDITION City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
7	.26Mi.	**503 S 3RD ST** **BERESFORD, SD 57004-2401**	06/06/2025	$102,500	$82	1248	/4/	1950	6,500 SF	
		APN: 02.03.05.1010 Document #: 251248 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: RICARDS ADDITION Abbreviated Description: Lot:2 Block:5 Subdivision:RICARDS ADDITION City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD								
8	.3Mi.	**110 N 5TH ST** **BERESFORD, SD 57004-1707**	03/28/2025	$215,000	$157	1368	/3/	1950	7,440 SF	
		APN: 02.04.07.1005 Document #: 250633								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Block: 7 Subdivision: THORSONS FIRST ADDITION Abbreviated Description: Block:7 Subdivision:THORSONS FIRST ADDITION Abbreviated Description:BLK: NORTH 93 FEET OF THE WEST 80 FEET OF THE NORTH HALF OF BLOCK 7 City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD

9	.1Mi.	**311 S 1ST ST** **BERESFORD, SD 57004-2205**	03/27/2025	$179,500	$194	924	/2/	1900	7,000 SF

APN: 02.01.26.1020 Document #: 250617
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 26 Subdivision: ORIGINAL CITY OF BERESFORD Abbreviated Description: Lot:6 Block:26 Subdivision:ORIGINAL CITY OF BERESFORD

10	.32Mi.	**606 S 3RD ST** **BERESFORD, SD 57004-2404**	03/04/2025	$294,000	$263	1116	/2/	1952	6,500 SF

APN: 02.03.09.1025 Document #: 250458
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 9 Subdivision: RICARDS ADDITION Abbreviated Description: Lot:9 Block:9 Subdivision:RICARDS ADDITION City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD

11	.29Mi.	**406 S 5TH ST** **BERESFORD, SD 57004-2116**	02/19/2025	$197,500	$167	1176	/4/	1960	7,500 SF

APN: 02.09.03.1010 Document #: 250334
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2,3 Block: 3 Subdivision: SUNSET ADDITION Abbreviated Description: Lot:2,3 Block:3 Subdivision:SUNSET ADDITION Abbreviated Description:LOT: SOUTH HALF (S1/2) OF LOTS 2 AND 3 City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD

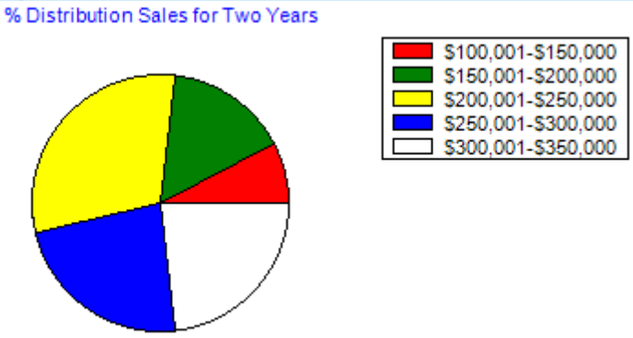
12	.24Mi.	**307 S 4TH ST** **BERESFORD, SD 57004-2109**	02/18/2025	$235,000	$264	888	/2/	1918	11,250 SF

APN: 02.01.23.1015 Document #: 250321
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4,5 Block: 23 Subdivision: ORIGINAL PLAT Abbreviated Description: Lot:4,5 Block:23 Subdivision:ORIGINAL PLAT Abbreviated Description:LOT: NORTH HALF (N1/2) OF LOT 5 City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD

13	.36Mi.	**307 N 4TH ST** **BERESFORD, SD 57004-1704**	02/13/2025	$325,000	$257	1260	/3/	1915	15,000 SF

APN: 02.01.04.1010 Document #: 250295
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3,4 Block: 4 Subdivision: ORIGINAL CITY OF BERESFORD Abbreviated Description: Lot:3,4 Block:4 Subdivision:ORIGINAL CITY OF BERESFORD City/Muni/Twp:CITY OF BERESFORD City/Muni/Twp: CITY OF BERESFORD

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**205 S 1ST ST**	**12/10/2020**		$211,905	2,382	/4/	1900	10,500 SF	
.01Mi.	**201 S 1ST ST**	**06/12/2017**		$233,470	2,166	/4/	1900	10,500 SF	
.01Mi.	**207 S 1ST ST**	**05/24/2010**		$213,778	2,044	/3/	1910	10,500 SF	
.02Mi.	**205 E OAK ST**	**07/08/2025**		$308,838	1,514	/4/	1999	7,625 SF	
.03Mi.	**210 E ELM ST**	**05/17/2021**		$208,099	1,512	/5/	1912	10,500 SF	
.03Mi.	**206 S 2ND ST**	**12/17/2021**		$292,266	2,411	/3/	1920	10,500 SF	
.04Mi.	**202 S 2ND ST**	**12/02/2015**		$313,967	1,433	/3/	1998	9,875 SF	
.04Mi.	**111 S 1ST ST**	**07/08/2004**		$95,692	1,416	/2/	1896	10,500 SF	
.05Mi.	**200 E OAK ST**	**05/04/2021**		$147,644	982	/1/	1943	7,000 SF	
.05Mi.	**210 S 1ST ST**			$137,411	948	/2/	1921	7,000 SF	
.06Mi.	**110 S 1ST ST**	**05/25/2023**		$214,309	1,264	/3/	1907	17,782 SF	
.06Mi.	**301 S 1ST ST**	**03/17/2017**		$193,877	1,404	/4/	1910	13,580 SF	
.07Mi.	**210 S RAILROAD ST**	**12/29/2016**		$106,810	1,056	/3/	1940	11,700 SF	
.07Mi.	**300 S 1ST ST**	**07/10/2020**		$256,356	1,625	/3/	1903	7,000 SF	
.07Mi.	**106 S 1ST ST**	**07/27/2004**		$128,041	832	/2/	1947	5,816 SF	
.07Mi.	**201 E ELM ST**	**11/15/2022**		$193,898	1,341	/2/	1947	7,000 SF	

ICE SiteX Report

OrderID: 97524333

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	41.8 years old	Households:	870
Median Household Income:	$81,512	Households w/Family:	69%
Household Income Per Capita:	$38,094	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Beresford School District 61-2	Students:	648
Number of Schools:	3	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.39Mi.	**Beresford High School - 01** Number of Students: 222 Student-Teacher Ratio: 14.79 Advanced Placement: Yes	C	Public	9 - 12
0.25Mi.	**Beresford Elementary - 02** Number of Students: 273 Student-Teacher Ratio: 13.37	B	Public	KG - 5
0.33Mi.	**Beresford Middle School - 03** Number of Students: 153 Student-Teacher Ratio: 14.99	D-	Public	6 - 8

Flood Report

The Subject Property of **205 S 1ST ST, BERESFORD, SD 57004-2203** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	54%	NOTABLY LOWER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	164%	NOTABLY HIGHER
AGGRAVATED ASSAULT	142%	NOTABLY HIGHER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	139%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

6/16/2024 - Severe Storm, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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